

016.A

0004

0019.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

874,300 /

874,300

USE VALUE:

874,300 /

874,300

ASSESSED:

874,300 /

874,300

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
19		MOTT ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MCDANIEL NICHOLAS	
Owner 2:	FEI HONGWEI	
Owner 3:		

Street 1:	19 MOTT ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	LI CHAORAN -
Owner 2:	ZHENG XIAOYU -
Street 1:	19 MOTT ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2016, having primarily Vinyl Exterior and 2004 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	
	Topo
	Street
	Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8284																

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code								Land Size				Building Value	
102								Yard Items				Land Value	
0.000								Total Value					
874,300												318261	
Total Card								Entered Lot Size				GIS Ref	
0.000								Total Land:				GIS Ref	
874,300								Land Unit Type:				Insp Date	
874,300												07/26/18	

PREVIOUS ASSESSMENT								Parcel ID		Notes		Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value				
2020	102	FV	858,500	0	.	858,500	858,500	858,500	Year End Roll			12/18/2019
2019	102	FV	833,800	0	.	833,800	833,800	833,800	Year End Roll			1/3/2019
2018	102	FV	757,700	0	.	757,700	757,700	757,700	Year End Roll			12/20/2017

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
LI CHAORAN,	73648-28	2	11/14/2019		1,050,000
CARNEY JOHN A,	66854-256		2/26/2016		789,000
					No No
					Master Deed 66781:235

BUILDING PERMITS		ACTIVITY INFORMATION	
Date		Result	
3/11/2020		SQ Returned	
1/23/2020		MM Mary M	
7/26/2018		SQ Mailed	
7/26/2017		Measured D Mann	
NEW CONDO		DGM D Mann	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type:	8 - Condo TnHs.			Full Bath:	2	Rating:	Average	Other Fix = double vanity.													
Sty Ht:	2H - 2 & 1/2 Sty			A Bath:		Rating:															
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:															
Foundation:	1 - Concrete			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average														
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:	1	Rating:	Average														
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																	
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units: 1													
Color:	GREEN			A Kits:		Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
View / Desir:				Fpl:		Rating:															
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Other													
Grade:	C - Average			<b>CONDOS INFORMATION</b>				Upper													
Year Blt:	2016	Eff Yr Blt:		Location:				Lvl 2													
Alt LUC:		Alt %:		Total Units:				Lvl 1													
Jurisdct:	G18	Fact:	.	Floor:				Lower													
Const Mod:				% Own:	50.000000000			Totals	RMs:	6	BRs:	3	Baths:	2	HB	1					
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL:	STD			Phys Cond:	AV - Average	1.8	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall:	2 - Plaster			Functional:				Interior:	1	6	3										
Sec Int Wall:		%		Economic:				Additions:													
Partition:	T - Typical			Special:				Kitchen:													
Prim Floors:	3 - Hardwood			Override:				Baths:													
Sec Floors:		%		Total:	1.8	%		Plumbing:													
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ:	245.00			Heating:													
Bsmnt Gar:	1			Size Adj.:	0.79940116			General:													
Electric:	3 - Typical			Const Adj.:	0.99989998			<b>COMPARABLE SALES</b>													
Insulation:	2 - Typical			Adj \$ / SQ:	195.834			Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext:	S			Other Features:	52701																
Heat Fuel:	2 - Gas			Grade Factor:	1.00																
Heat Type:	1 - Forced H/Air			NBHD Inf:	2.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:	100	LUC Factor:	1.00																
Solar HW:	NO	Central Vac:	NO	Adj Total:	890304																
% Com Wall:		% Sprinkled:		Depreciation:	16025				Juris. Factor:	1.00	Before Depr:	391.67									
				Deprecated Total:	874279				Special Features:	0	Val/Su Net:	436.28									
									Final Total:	874300	Val/Su SzAd:	436.28									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 016.A-0004-0019.0												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:					Total Special Features:								Total:							
<b>AssessPro Patriot Properties, Inc</b>																					